

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-12391 Eva Sieg

Chapter 13

#1.00 Motion for relief from stay [UD]

HARBORVIEW FEE OWNER, LLC
VS
DEBTOR

Docket 52

Tentative Ruling:

None.

Party Information

Debtor(s):

Eva Sieg

Pro Se

Movant(s):

Harborview Fee Owner, LLC

Represented By
Gary D Fidler

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-10992 Michael Troy Watson

Chapter 13

#2.00 Motion for relief from stay [UD]

MONTAGE CAPITAL GROUP, LLC
VS
DEBTOR

Docket 15

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2). The stay is terminated as to the debtor and the debtor's bankruptcy estate with respect to the movant, its successors, transferees and assigns. Movant may enforce its remedies to obtain possession of the property in accordance with applicable law, but may not pursue a deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. **Appearances waived.**

Movant served the debtor with a three-day notice to quit the premises on January 5, 2017. When the debtor failed to vacate the premises, an unlawful detainer action was filed and served on January 11, 2017. Debtor filed the bankruptcy petition on January 27, 2017 in an apparent effort to stay the unlawful detainer action. This motion has been filed to proceed with the unlawful detainer action. This action must go forward because the debtor's right to possess the premises must be determined.

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Michael Troy Watson

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Michael Troy Watson

Chapter 13

Movant(s):

MONTAGE CAPITAL GROUP,

Represented By
Helen G Long

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12571 Sung In Ji

Chapter 13

#3.00 Motion for relief from stay [UD]

FLINKMAN MANAGEMENT INC.
VS
DEBTOR

Docket 7

***** VACATED *** REASON: CASE DISMISSED 3-21-17**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Sung In Ji

Pro Se

Movant(s):

Flinkman Management Inc

Represented By
Harry E Floyd

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12788 Jose E Zambrano

Chapter 13

#4.00 Motion for relief from stay [UD]

PRO VALUE PROPERTIES, INC.
VS
DEBTOR

Docket 7

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2). The stay is terminated as to the debtor and the debtor's bankruptcy estate with respect to the movant, its successors, transferees and assigns. Movant may enforce its remedies to obtain possession of the property in accordance with applicable law, but may not pursue a deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. **Appearances waived.**

Movant served the debtor with a three-day notice to quit the premises on February 2, 2017. When the debtor failed to vacate the premises, an unlawful detainer action was filed and served on February 7, 2017. A judgment was entered on March 9, 2017. Debtor filed the bankruptcy petition on March 8, 2017 in an apparent effort to stay the unlawful detainer action. This motion has been filed to proceed with the unlawful detainer action. This action must go forward because the debtor's right to possess the premises must be determined.

The 14-day period specified in FRBP 4001(a)(3) is waived. The stay is **annulled** retroactive to the petition date, so that enforcement actions taken by movant, if any, before receipt of notice of the automatic stay will not be deemed to have been voided by the automatic stay. See Nat'l Env'tl. Waste Corp. v. City of Riverside (In re Nat'l Env'tl. Waste Corp.), 129 F.3d 1052, 1055 (9th Cir. 1997). **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Jose E Zambrano

Chapter 13

Debtor(s):

Jose E Zambrano

Pro Se

Movant(s):

Pro Value Properties, Inc.

Represented By
Lane M Nussbaum

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-15438 Julio Cesar Navas

Chapter 13

#5.00 Motion for relief from stay [RP]

U.S. BANK NATIONAL ASSOCIATION
VS
DEBTOR

fr. 3-7-17

Docket 36

Tentative Ruling:

None.

Tentative Ruling of 3/7/17:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 6 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Julio Cesar Navas

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Julio Cesar Navas

Chapter 13

Movant(s):

U.S. Bank National Association

Represented By
April Harriott
Shreena Augustin
Matthew R. Clark

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:12-12578 Jose Guadalupe Aguilar and Rebeca Aguilar

Chapter 13

#6.00 Motion for relief from stay [RP]

U.S. BANK NATIONAL ASSOCIATION
VS
DEBTOR

Docket 110

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 15 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Jose Guadalupe Aguilar

Represented By
Andy C Warshaw

Joint Debtor(s):

Rebeca Aguilar

Represented By
Andy C Warshaw

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Jose Guadalupe Aguilar and Rebeca Aguilar

Chapter 13

Movant(s):

U.S. Bank National Association, as

Represented By
Caren J Castle

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:12-17376 Connie Ruth Jordan

Chapter 13

#7.00 Motion for relief from stay [RP]

US BANK NATIONAL ASSOCIATION
VS
DEBTOR

Stipulation to Settle filed 3-24-17

Docket 52

Tentative Ruling:

On March 24, 2017, a stipulation for adequate protection was filed in this case. Movant shall upload an appropriate order approving the stipulation. The Court will review the stipulation and enter the order. Accordingly, this matter is taken OFF CALENDAR. **Appearances waived.**

Party Information

Debtor(s):

Connie Ruth Jordan

Represented By
Frank X Ruggier
Steven A Alpert

Movant(s):

US Bank National Association, as

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:12-40164 Valencia Shounta Thomas

Chapter 13

#8.00 Motion for relief from stay [RP]

U.S BANK
VS
DEBTOR

Stipulation for adequate protection filed 3/31/17

Docket 47

Tentative Ruling:

None.

Party Information

Debtor(s):

Valencia Shounta Thomas

Represented By
Jeffrey N Wishman
Leon D Bayer
Marcus G Tiggs

Movant(s):

U.S. Bank, N.A., successor trustee to

Represented By
Joely Khanh Linh Bui
Mark T. Domeyer
Daniel K Fujimoto
Caren J Castle

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-17438 Jose Luis Montes and Silvia Montes

Chapter 13

#9.00 Motion for relief from stay [RP]

THE BANK OF NEW YORK MELLON
VS
DEBTOR

Docket 27

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 3 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Jose Luis Montes

Represented By
Phillip Myer

Joint Debtor(s):

Silvia Montes

Represented By
Phillip Myer

**United States Bankruptcy Court
Central District of California
Los Angeles
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10:00 AM

CONT... Jose Luis Montes and Silvia Montes

Chapter 13

Movant(s):

The Bank of New York Mellon FKA

Represented By
Erica T Loftis
Erin M McCartney

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-18867 Laura Elena Donley

Chapter 13

#10.00 Motion for relief from stay [RP]

WELLS FARGO BANK
VS
DEBTOR

Docket 28

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. § 362(d)(1) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The debtor has failed to pay 4 post-petition payments. This is cause to terminate the automatic stay. See Ellis v. Parr (In re Ellis), 60 B.R. 432, 434-35 (9th Cir. BAP 1985). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Laura Elena Donley

Represented By
Nicholas M Wajda

Movant(s):

Wells Fargo Bank, N.A.

Represented By
Brett P Ryan

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Laura Elena Donley

Chapter 13

Jason C Kolbe
John Chandler

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-25047 Mariam Abiola Salau

Chapter 13

#11.00 Motion for relief from stay [RP]

U.S. BANK NA
VS
DEBTOR

Docket 22

Tentative Ruling:

None.

Party Information

Debtor(s):

Mariam Abiola Salau

Represented By
Scott Kosner

Movant(s):

U.S. Bank NA, successor trustee to

Represented By
Merdaud Jafarnia

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-26046 Rafael Godinez Ramirez and Evangelina Ramirez

Chapter 13

#12.00 Motion for relief from stay [RP]

BANK OF AMERICA
VS
DEBTOR

Docket 23

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(4) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering real property. The debtor received an interest in the property through an unauthorized grant deed. The debtor has failed to pay post-petition payments. The court finds that the filing of the petition was part of a scheme to hinder, delay and defraud creditors involving a transfer of all or part ownership of, or other interest in, the subject property without the consent of the movant or court approval and multiple bankruptcy filings affecting the subject property. 11 U.S.C. § 362(d)(4). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. Provided the order is recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). All other relief is denied.

Movant shall upload an appropriate order via the Court's LOU system.

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Rafael Godinez Ramirez and Evangelina Ramirez

Chapter 13

Debtor(s):

Rafael Godinez Ramirez

Represented By
Lauren Rode

Joint Debtor(s):

Evangelina Ramirez

Represented By
Lauren Rode

Movant(s):

BANK OF AMERICA, N.A.

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-11313 Natasha Desha Blanson

Chapter 13

#13.00 Motion for relief from stay [RP]

U.S. BANK NATIONAL ASSOCIATION
VS
DEBTOR

Docket 18

Tentative Ruling:

None.

Party Information

Debtor(s):

Natasha Desha Blanson

Represented By
Brad Weil

Movant(s):

U.S. Bank National Association, as

Represented By
Kristin A Zilberstein
Merdaud Jafarnia

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-11609 Sophan Thai

Chapter 13

#14.00 Motion for relief from stay [RP]

SCHEER LAW GROUP
VS
DEBTOR

Docket 18

Tentative Ruling:

Debtor's case was dismissed on March 16, 2017; however, because movant has requested in rem / (d)(4) relief and filed a notice of intent to proceed with the motion, the Court will retain its jurisdiction to hear the matter under 11 U.S.C. § 362.

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(4) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The court finds that the filing of the petition was part of a scheme to hinder, delay and defraud creditors involving multiple bankruptcy filings affecting the subject property. 11 U.S.C. § 362 (d)(4). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. This order shall be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code. Provided the order is recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Sophan Thai

Chapter 13

hearing. 11 U.S.C. § 362(d)(4). **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Sophan Thai

Represented By
Scott Kosner

Movant(s):

c/o Scheer Law Group HMC Assets,

Represented By
Reilly D Wilkinson

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-11762 Gerges K Soliman

Chapter 13

#15.00 Motion for relief from stay [RP]

BANK OF AMERICA
VS
DEBTOR

Docket 13

Tentative Ruling:

Debtor's case was dismissed on March 23, 2017; however, because movant has requested in rem / (d)(4) relief, the Court will retain its jurisdiction to hear the matter under 11 U.S.C. § 362.

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(4) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering the debtor's residence. The court finds that the filing of the petition was part of a scheme to hinder, delay and defraud creditors involving a transfer of all or part ownership of, or other interest in, the subject property without the consent of the movant or court approval and multiple bankruptcy filings affecting the subject property. 11 U.S.C. § 362(d)(4). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. This order shall be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code. The stay having been terminated as to the debtor and no opposition having been filed by the codebtor, movant is granted relief as to any codebtor on the note pursuant to 11 U.S.C. § 1301 (d). Provided the order is recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title

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CONT... Gerges K Soliman

Chapter 13

purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Gerges K Soliman

Pro Se

Movant(s):

BANK OF AMERICA, N.A.

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12076 Argelia Olivia Granados

Chapter 13

#16.00 Motion for relief from stay [RP]

WELLS FARGO BANK, N.A.
VS
DEBTOR

Docket 10

Tentative Ruling:

Debtor's case was dismissed on March 13, 2017; however, because movant has requested in rem / (d)(4) relief, the Court will retain its jurisdiction to hear the matter under 11 U.S.C. § 362.

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(4) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering real property. The debtor received an interest in the property through an unauthorized grant deed. The court finds that the filing of the petition was part of a scheme to hinder, delay and defraud creditors involving a transfer of all or part ownership of, or other interest in, the subject property without the consent of the movant or court approval and multiple bankruptcy filings affecting the subject property. 11 U.S.C. § 362(d)(4). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. This order shall be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code. The stay having been terminated as to the debtor and no opposition having been filed by the codebtor, movant is granted relief as to any codebtor on the note pursuant to 11 U.S.C. § 1301 (d). Provided the order is recorded in compliance with applicable state law, the order

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CONT... Argelia Olivia Granados

Chapter 13

granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). **All other relief is denied.**

Movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Argelia Olivia Granados

Pro Se

Movant(s):

Wells Fargo Bank, N.A.

Represented By
Brandye N Foreman

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12415 Evie Ryanti

Chapter 13

#17.00 Motion in Individual Case for Order Imposing
a Stay or Continuing Stay as the Court Deems
Appropriate

Docket 16

Tentative Ruling:

None.

Party Information

Debtor(s):

Evie Ryanti

Represented By
Raymond Perez

Movant(s):

Evie Ryanti

Represented By
Raymond Perez

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12803 Jaime Martinez Gonzalez

Chapter 13

#18.00 Motion in Individual Case for Order Imposing
a Stay or Continuing Stay as the Court Deems
Appropriate

Docket 9

Tentative Ruling:

No opposition was filed.

Section 362(c)(3)(A) states that if a single or joint case is filed by or against a debtor who is an individual in a case under chapter 7, 11, or 13, and if a single or joint case of the debtor was pending within the preceding one-year period but was dismissed, other than a case refiled under a chapter other than chapter 7 after dismissal under § 707(b), the stay under § 362(a) with respect to any action taken with respect to a debt or property securing such debt or with respect to any lease shall terminate *with respect to the debtor* on the 30th day after the filing of the later case. 11 U.S.C. § 362(c)(3)(A) (emphasis added).

On motion of a party in interest for *continuation* of the automatic stay and upon notice and a hearing, the Court may extend the stay in particular cases as to any and all creditors (subject to such conditions and limitations as the Court may then impose) **after notice and a hearing completed before expiration of the 30-day period** only if the party in interest demonstrates that the filing of the later case is in *good faith* as to the creditors to be stayed. 11 U.S.C. § 362(c)(3)(B) (emphases added).

In this case, debtor filed the voluntary chapter 13 petition on March 8, 2017. This motion was filed on March 13, 2017, and was noticed for a hearing to be concluded within the 30-day period following the filing of the petition. The motion is timely.

According to the evidence, debtor seeks a continuation of the automatic stay as

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Hearing Room 1375

10:00 AM

CONT... Jaime Martinez Gonzalez

Chapter 13

to all creditors. Pursuant to the evidence presented, the Court GRANTS the relief requested in the motion based upon an apparent change in the personal and financial affairs of the debtor since dismissal of the last case. **Appearances waived.**

Debtor's counsel shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Jaime Martinez Gonzalez

Represented By
Luis G Torres

Movant(s):

Jaime Martinez Gonzalez

Represented By
Luis G Torres
Luis G Torres
Luis G Torres
Luis G Torres

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12851 Mayra Lopez

Chapter 13

#19.00 Motion in Individual Case for Order Imposing
a Stay or Continuing Stay as the Court Deems
Appropriate

Docket 9

Tentative Ruling:

No opposition was filed.

Section 362(c)(3)(A) states that if a single or joint case is filed by or against a debtor who is an individual in a case under chapter 7, 11, or 13, and if a single or joint case of the debtor was pending within the preceding one-year period but was dismissed, other than a case refiled under a chapter other than chapter 7 after dismissal under § 707(b), the stay under § 362(a) with respect to any action taken with respect to a debt or property securing such debt or with respect to any lease shall terminate *with respect to the debtor* on the 30th day after the filing of the later case. 11 U.S.C. § 362(c)(3)(A) (emphasis added).

On motion of a party in interest for *continuation* of the automatic stay and upon notice and a hearing, the Court may extend the stay in particular cases as to any and all creditors (subject to such conditions and limitations as the Court may then impose) **after notice and a hearing completed before expiration of the 30-day period** only if the party in interest demonstrates that the filing of the later case is in *good faith* as to the creditors to be stayed. 11 U.S.C. § 362(c)(3)(B) (emphases added).

In this case, debtor filed the voluntary chapter 13 petition on March 9, 2017. This motion was filed on March 13, 2017, and was noticed for a hearing to be concluded within the 30-day period following the filing of the petition. The motion is timely.

According to the evidence, debtor seeks a continuation of the automatic stay as

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Los Angeles
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10:00 AM

CONT... Mayra Lopez

Chapter 13

to all creditors. Pursuant to the evidence presented, the Court GRANTS the relief requested in the motion based upon an apparent change in the personal and financial affairs of the debtor since dismissal of the last case. **Appearances waived.**

Debtor's counsel shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Mayra Lopez

Represented By
Luis G Torres

Movant(s):

Mayra Lopez

Represented By
Luis G Torres

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12919 Desmond Paul McLean

Chapter 13

#20.00 Motion in Individual Case for Order Imposing a Stay
or Continuing the Automatic Stay as the Court Deems
Appropriate .

Docket 13

Tentative Ruling:

Debtor failed to submit a declaration in support of the motion. Even though Debtor completed the form declaration included on page 9 of the motion, such declaration does not attest to the accuracy of the facts asserted in the motion. Thus, the motion is not supported by sufficient evidence. Movant is to address this issue at the hearing.

Party Information

Debtor(s):

Desmond Paul McLean

Represented By
Jeffrey J Hagen

Movant(s):

Desmond Paul McLean

Represented By
Jeffrey J Hagen

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-12745 Channon L. Jackson

Chapter 7

#21.00 Motion for relief from stay [UD]

MABRY MANAGEMENT CO, INC.
VS
DEBTOR

Docket 10

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2). The stay is terminated as to the debtor and the debtor's bankruptcy estate with respect to the movant, its successors, transferees and assigns. Movant may enforce its remedies to obtain possession of the property in accordance with applicable law, but may not pursue a deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. **Appearances waived.**

Movant served the debtor with a three-day notice to quit the premises on February 2, 2017. When the debtor failed to vacate the premises, an unlawful detainer action was filed and served on February 15, 2017. Debtor filed the bankruptcy petition on March 7, 2017 in an apparent effort to stay the unlawful detainer action. This motion has been filed to proceed with the unlawful detainer action. This action must go forward because the debtor's right to possess the premises must be determined.

The 14-day period specified in FRBP 4001(a)(3) is waived. This order shall be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code. **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
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10:00 AM

CONT... Channon L. Jackson

Chapter 7

Debtor(s):

Channon L. Jackson

Represented By
Marshall S Tierney

Movant(s):

Mabry Management Co. Inc./Milton

Represented By
Carol G Unruh

Trustee(s):

Jason M Rund (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-11575 Michael Thomas Hunter

Chapter 7

#22.00 Motion for relief from stay [PP]

gateway one lending & FINANCE
VS
DEBTOR

Docket 9

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(2) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.), 22 B.R. 65, 66 (9th Cir. BAP 1982); Ramco Indus. v. Preuss (In re Preuss), 15 B.R. 896 (9th Cir. BAP 1981). **Appearances waived.**

The subject property has a value of \$17,175.00 and is encumbered by a perfected security interest in favor of the movant. That security interest secures a claim of \$22,746.02. There is no equity in the subject property and no evidence that the trustee can administer the subject property for the benefit of creditors. The trustee has filed a no asset report. This is "cause" to terminate the stay under 11 U.S.C. § 362(d)(1).

The 14-day stay of FRBP 4001(a)(3) is ordered waived due to the fact that the movant's collateral is being used by the debtor without compensation and is depreciating in value. **All other relief is denied.**

The movant shall submit an appropriate order.

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Los Angeles
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

CONT... Michael Thomas Hunter

Chapter 7

Party Information

Debtor(s):

Michael Thomas Hunter

Represented By
David Lozano

Movant(s):

Gateway One Lending & Finance

Represented By
Austin P Nagel

Trustee(s):

Howard M Ehrenberg (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:17-10565 William Lee Ramsey, Jr.

Chapter 7

#23.00 Motion for relief from stay [RP]

WELLS FARGO BANK, N.A.
VS
DEBTOR

Docket 11

Tentative Ruling:

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1), (d)(2), and (d)(4) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Since a chapter 7 case does not contemplate reorganization, the sole issue before the Court when stay relief is sought under 11 U.S.C. § 362(d)(2) is whether the debtor has equity in the property. See e.g., Nev. Nat'l Bank v. Casgul of Nev., Inc. (In re Casgul of Nev., Inc.), 22 B.R. 65, 66 (9th Cir. BAP 1982); Ramco Indus. v. Preuss (In re Preuss), 15 B.R. 896 (9th Cir. BAP 1981).

The subject real property has a value of \$712,000.00 and is encumbered by a perfected deed of trust or mortgage in favor of the movant. The liens against the property total \$767,566.15. The Court finds there is no equity and there is no evidence that the trustee can administer the subject real property for the benefit of creditors. Furthermore, the Court finds that the filing of the petition was part of a scheme to hinder, delay or defraud creditors involving multiple bankruptcy filings affecting the subject real property. 11 U.S.C. § 362(d)(4). **Appearances waived.**

The 14-day period specified in FRBP 4001(a)(3) is waived. This order shall be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code. Provided the order is

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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10:00 AM

CONT... William Lee Ramsey, Jr.

Chapter 7

recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

William Lee Ramsey Jr.

Represented By
George C Hutchinson

Movant(s):

Wells Fargo Bank, N.A.

Represented By
Brandye N Foreman

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-25619 Steiny and Company, Inc.

Chapter 11

#24.00 Motion for relief from stay [PP]

JOHNDEERE CONSTRUCTION & FORRESTRY
COMPANY
VS
DEBTOR

fr. 3-7-17; 3-21-17

Docket 163

***** VACATED *** REASON: O/E 3-24-17 CONTINUED TO 4/11/17 @
10:00 A.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Steiny and Company, Inc.

Represented By
Ron Bender
Lindsey L Smith
Jacqueline L James

Movant(s):

John Deere Construction & Forestry

Represented By
Donald T Dunning

**United States Bankruptcy Court
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Los Angeles
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Tuesday, April 04, 2017

Hearing Room 1375

10:00 AM

2:16-25619 Steiny and Company, Inc.

Chapter 11

#25.00 Motion for relief from stay [PP]

SKANSKA USA CIVIL, INC.
VS
DEBTOR

Docket 243

Tentative Ruling:

None.

Party Information

Debtor(s):

Steiny and Company, Inc.

Represented By
Ron Bender
Lindsey L Smith
Jacqueline L James

Movant(s):

SKANSKA USA CIVIL, INC.,

Represented By
William S Brody

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

2:00 PM

2:16-24804 William Dulany Hill

Chapter 7

Adv#: 2:17-01138 Clipperjet, Inc. v. Hill

#1.00 Status Conference re Complaint to determine
nondischargeability of debt

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

William Dulany Hill

Represented By
Michael Jay Berger

Defendant(s):

Dulany Hill

Pro Se

Plaintiff(s):

Clipperjet, Inc.

Represented By
John D Ott

Trustee(s):

Edward M Wolkowitz (TR)

Represented By
Andy Kong
Aram Ordubegian
Sevan Gorginian

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

2:00 PM

2:16-16441 Gene Wook Choe

Chapter 13

Adv#: 2:16-01293 Capuano v. Choe

#2.00 Status Conference re Complaint to determine
dischargeability of debt

fr. 8/23/16; 9-13-16; 3-7-17

Docket 1

***** VACATED *** REASON: O/E 3-20-17 STIPULATION RE
SETTLEMENT OF ADVERSARY**

Tentative Ruling:

None.

Party Information

Debtor(s):

Gene Wook Choe

Represented By
Shai S Oved

Defendant(s):

Gene Wook Choe

Pro Se

Plaintiff(s):

Steven Capuano

Pro Se

Trustee(s):

Nancy K Curry (TR)

Pro Se

Nancy K Curry (TR)

Pro Se

U.S. Trustee(s):

United States Trustee (LA)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

2:00 PM

2:16-15924 TBE TOUR CONSULTANT CORP.

Chapter 7

Adv#: 2:17-01023 Rund Chapter 7 Trustee v. Li

#3.00 Status Conference re Complaint for:

- 1) Avoidance and recovery of fraudulent transfer
- 2) Avoidance and recovery of fraudulent transfer
- 3) Turnover and accounting of property of the estate

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

TBE TOUR CONSULTANT CORP.

Represented By
Michael Y Lo

Defendant(s):

Chengshu Li

Pro Se

Plaintiff(s):

Jason Rund Chapter 7 Trustee

Represented By
Angie S Lee

Trustee(s):

Jason M Rund (TR)

Represented By
Angie S Lee

**United States Bankruptcy Court
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Tuesday, April 04, 2017

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2:00 PM

2:16-15924 TBE TOUR CONSULTANT CORP.

Chapter 7

Adv#: 2:17-01024 Rund Chapter 7 Trustee v. Liu

#4.00 Status Conference re Complaint:

- 1) Avoidance and Recovery of fraudulent transfer
- 2) Avoidance and Recovery of fraudulent transfer
- 3) Turnover and accounting of property of the estate

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

TBE TOUR CONSULTANT CORP.

Represented By
Michael Y Lo

Defendant(s):

Jun Liu

Pro Se

Plaintiff(s):

Jason Rund Chapter 7 Trustee

Represented By
Angie S Lee

Trustee(s):

Jason M Rund (TR)

Represented By
Angie S Lee

**United States Bankruptcy Court
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2:00 PM

2:16-15924 TBE TOUR CONSULTANT CORP.

Chapter 7

Adv#: 2:17-01025 Rund Chapter 7 Trustee v. Qiu et al

#5.00 Status Conference re Complaint for

- (1)-(2) Avoidance and Recovery of fraudulent transfer
- (3)-(4) Avoidance and Recovery of fraudulent transfer
- (5) Turnover and accounting of property of the estate

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

TBE TOUR CONSULTANT CORP.

Represented By
Michael Y Lo

Defendant(s):

Baojie Yuan

Pro Se

Xin Qiu

Pro Se

Plaintiff(s):

Jason Rund Chapter 7 Trustee

Represented By
Angie S Lee

Trustee(s):

Jason M Rund (TR)

Represented By
Angie S Lee

**United States Bankruptcy Court
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Hearing Room 1375

2:00 PM

2:16-15924 TBE TOUR CONSULTANT CORP.

Chapter 7

Adv#: 2:17-01026 Rund Chapter 7 Trustee v. Zhang

#6.00 Status Conference re Complaint for:

- 1) Avoidance and Recovery of fraudulent transfer
- 2) Avoidance and Recovery of fraudulent transfer
- 3) Turnover and Accounting of property of the estate

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

TBE TOUR CONSULTANT CORP.

Represented By
Michael Y Lo

Defendant(s):

Jiancheng Zhang

Pro Se

Plaintiff(s):

Jason Rund Chapter 7 Trustee

Represented By
Angie S Lee

Trustee(s):

Jason M Rund (TR)

Represented By
Angie S Lee

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Julia Brand, Presiding
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Tuesday, April 04, 2017

Hearing Room 1375

2:00 PM

2:16-14882 Lance Arthur Keating

Chapter 13

Adv#: 2:16-01465 Keating v. U.S.ROF III LEGAL TITLE TRUST 2015-1 et al

#7.00 Status Conference re First Amended Complaint
for verification by Lance Arthur Keating ;
affidavit of monetary truth in support of first
amended complaint

Docket 9

***** VACATED *** REASON: NEW SUMMONS ISSUED HRG ON 2ND
AM COMPLAINT 6/6/17 @ 2PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Lance Arthur Keating	Pro Se
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Defendant(s):

DOES 1 to 50 inclusive	Pro Se
FAY SERVICING, LLC	Pro Se
U.S.ROF III LEGAL TITLE	Represented By Brandye N Foreman

Plaintiff(s):

Lance Arthur Keating	Pro Se
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Trustee(s):

Nancy K Curry (TR)	Pro Se
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